



LOWER NAZARETH TOWNSHIP

ZONING HEARING BOARD

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Zoning Hearing Board

Steven Nordahl, Chairman
Michael Gaul, Board Member
Brian Fenstermaker, Board Member
Manouel Changalis, Alternate

April Cordts, Esq., Solicitor

Zoning Hearing Board Minutes January 18, 2023

Acting Chairman Steve Nordahl called the meeting to order at 6:30 p.m. Board Member Brian Fenstermaker; Alternate Manny Changalis; Zoning Hearing Board Solicitor, April Cordts; and Lori Seese, Planning & Zoning Administrator were all in attendance. Board Member Mike Gaul was not present.

REORGANIZATION

The motion to nominate Steven Nordahl as Chairman was moved by Manny Changalis and seconded by Brian Fenstermaker. The motion carried unanimously.

The motion to nominate Michael Gaul as Vice Chairman was moved by Brian Fenstermaker and seconded by Steven Nordahl. The motion carried unanimously.

The motion to appoint April Cordts, Esq. as Solicitor to the Zoning Hearing Board was moved by Steve Nordahl and seconded by Manny Changalis. The motion carried unanimously.

APPROVAL OF THE AGENDA

Motion to approve the agenda as posted was moved by Brian Fenstermaker and seconded by Manny Changalis. The motion carried unanimously.

MINUTES

Approval of the November 22, 2022 minutes was moved by Brian Fenstermaker and seconded by Manny Changalis with a correction of changing the title to November 22, 2022. The motion carried unanimously.

CORRESPONDENCE

- A. ZA2022-14 – Steven Ramer – Steve Nordahl acknowledged receipt of a time extension until January 24, 2023.
- B. ZA2022-15 – Easton Eastgate, LLC - Steve Nordahl acknowledged receipt of a time extension until January 31, 2023.
- C. ZA2022-16 – Chick-fil-A, Inc. Steve Nordahl acknowledged receipt of a time extension until February 28, 2023.

HEARINGS

ZA2022-14 – Steven Ramer

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Steven Ramer, Applicant

Mr. Ramer stated the tree line which separates their property from the adjoining property is lined with black walnut trees. They want to construct an accessory building to cover and protect their RV. They intend to build the garage to match the dwelling to maintain the visual appearance. With their existing 150 s.f. pool shed and the proposed 1080 s.f. building, the total combined area is 1,230 s.f. He is seeking a 230 s.f. variance.

The building will be 14 feet tall. No heat will be installed. He will have electricity to supply a power source to charge the RV. No grading is proposed other than the minimal required to construct the building.

Motion by the Board

The motion to approve the requested variance of 230 s.f. from the Zoning Ordinance in accordance with the testimony provided was moved by Steven Nordahl and seconded by Brian Fenstermaker. The motion carried unanimously.

ZA2023-02 – Jeff Stoneback

The advertisement for the hearing was read aloud and all parties who would testify in the hearing were sworn. Present for the Application: Jeffrey Stoneback, Stephen Norowski, and Ricardo Escabo

The Applicant's present Exhibit A-2. They proposed to have five (5) courts with 20 players. They will have a court time schedule. They believe players will carpool. It was stated that Action Karate uses (10) parking spaces. They will adjust their scheduling to accommodate the large turnout for Belt Ceremonies. Seven (7) additional parking spaces are proposed in the existing truck spaces.

The proposed hours of operation are: 9 a.m. to 9 p.m.

Lori Seese provided a print-out of Action Karate's hours of operation for comparison. The information was obtained from Action Karate's website.

Brian asked about ceremonies and what they would do. Pickleball will modify their hours to limit court time during that time.

Ricardo Escabo said they have scheduling software to control the hours when courts are available.

Steve asked if the parking spots will be assigned to the two uses. Ricardo said they would not.

Brian inquired about overlap for court times. Ricardo said most sessions are 2-hour blocks.

They will allow lessons with only four people per court.

Steve stated a concern about people waiting in queue and the fact that all five courts could be active.

They would have (1) employee on-site at a time.

Steve inquired about new parking spaces or additional lighting. No additional lighting is anticipated; however, they will add it if needed.

Dan DalMaso, owner of the property, provided the hours of operation for Action Karate from the owner, Seth. These hours differed from the information on Action Karate's website.

Mr. Norowski suggested a provision of the Zoning Ordinance which allows for a conditional reduction of parking; however, Lori noted that this is only permitted by Special Exception and after review by the Planning Commission. The hearing was not advertised for this section.

Lori noted that Action Karate is using a lot more than (10) parking spaces. On a ride thru the parking lot before the hearing, every spot at the end of the building was used along with (15) spaces across the front. This is the norm for their parking use. Lori reminded the Board that they have to follow the requirements outlined in the Zoning Ordinance. Article 17 outlines the number of required spaces for the uses.

Lori provided written feedback from the Fire Company and the Township Engineer regarding the proposed additional parking and its proximity to the Fire Lane.

Since there were some concerns about the parking requirements, Lori suggested - if the board were inclined - they could table the application to allow for additional advertisement to include the section suggested by Mr. Norowski and get input from the Planning Commission.

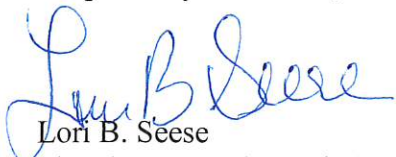
There was extensive discussion about the parking; Action Karate's use of the property; the proposed parking needs of Pickleball Club between the Board, Mr. Norowski and Mr. Escabo.

Steve Nordahl stated the Board wants to provide them relief; however, more information is needed about Action Karate's parking needs, the number of spaces the Pickleball Club needs, a Site Plan, and feedback from the Planning Commission before they can make a decision. The Pickleball Club stated they did not want to pursue that option. They asked to stay with their request for (7) additional parking spaces.

The motion to deny to application was moved by Steve Nordahl and seconded by Brian Fenstermaker. The motion carried unanimously.

The motion to adjourn the meeting at 8:30 p.m. was moved by Manny Changalis and seconded by Brian Fenstermaker. The motion carried unanimously.

Respectfully submitted,



Lori B. Seese
Planning & Zoning Administrator

/lbs

**** Note: These minutes are only a brief summation of the actual hearing. All Zoning Hearing Board hearings are officially transcribed by a professional stenographer. Should any parties wish to view these transcripts, please contact the Zoning Officer. If an official copy has not been requested, the requestor must pay for the transcript.***